

1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 7:00 p.m. at City Hall, 8880 Clark Avenue, Parkville, Missouri on April 4, 2023 and was called to order by Mayor Dean Katerndahl. City Clerk Melissa McChesney called the roll as follows:

Present:

Ward 1 Alderman Philip Wassmer
Ward 2 Alderman Brian T. Whitley
Ward 2 Alderman Bob Bennett
Ward 3 Alderman Douglas Wylie
Ward 3 Alderman Stephen Melton
Ward 4 Alderman Greg Plumb
Ward 4 Alderman Michael Lee

Absent:

Ward 1 Alderman Tina Welch - *with prior notice*

A quorum of the Board of Aldermen was present.

The following staff was also present:

Alexa Barton, City Administrator
Jeffery Rhodes, Assistant City Administrator
Kevin Chrisman, Police Chief
Dan Harper, Public Works Director
Stephen Lachky, Community Development Director
Brittanie Propes, Parks & Recreation Director
Chris Ashley, Parks & Recreation Project Manager
John Mautino, City Attorney

A local Cub Scout led the Board in the Pledge of Allegiance to the Flag of the United States of America.

2. CITIZEN INPUT

A. Proclaim April 5-16, 2023, as SevenDays® Week

Mayor Katerndahl presented the proclamation to Ruth Bigus, Media & Community Relations for SevenDays Inc.

3. CONSENT AGENDA

- A. Approve the minutes for the March 21, 2023, regular meeting
- B. Receive and file the February Municipal Court report
- C. Receive and file the February sewer report
- E. Appoint Michael Lee as a voting member to the Parkville Economic Development Council

- F. Appoint Michael Lee to the Finance Committee
- G. Appoint Bonnie Buckmaster as City Clerk Pro Tempore from April 11-20, 2023
- H. Approve an assignment and assumption of economic development community partnership agreement with the Parkville Area Chamber and EDC (PACE)
- I. Approve Work Authorization No. 12D with George Butler Associates for engineering services for the Route 9 improvements from Highway 45 to Lakeview Drive
- J. Approve Change Order No. 1 with G&S Structural to replace decking and remove planter boxes on the upper decking at Pocket Park
- K. Approve Work Authorization No. 2 with Kansas City Fence and Guardrail Corp. for railing at Pocket Park
- L. Approve accounts payable from March 18 through March 31, 2023

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WYLIE TO **APPROVE THE CONSENT AGENDA AND RECOMMENDED MOTIONS, AS PRESENTED.**

RESULT: MOTION PASSED 7-0.

4. ACTION AGENDA

- A. **Approve the first reading of an ordinance to rezone property for Thousand Oaks 25th Plat from County "AG" Agriculture to "R-3" Single-Family Residential - Case No. PZ 2023-01; Forest Park Development LLC, applicant**

Community Development Director Stephen Lachky stated that the rezoning was related to a separate preliminary plat for Thousand Oaks 25th Plat. He provided an overview, noting that the plat included 73 lots with three tracts of open space on 46 acres with a connection to River Road. Sections of the property retained Platte County zoning since it was annexed in 2000. Lachky said the City required that property be rezoned to a City district before new construction began. Staff recommended rezoning three parcels and approval was subject to meeting six conditions.

Discussion focused on the increased traffic on River Road, the impacts on emergency services, the traffic study conducted by the developer as part of the Thousand Oaks Master Plan, the City's third-party review of traffic studies and final plats that required Board approval.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WYLIE TO APPROVE BILL NO. 3248, AN ORDINANCE **REZONING PROPERTY FOR THOUSAND OAKS 25TH PLAT FROM PLATTE COUNTY "AG" AGRICULTURE TO "R-3" SINGLE-FAMILY RESIDENTIAL, SUBJECT TO CONDITIONS RECOMMENDED BY THE PLANNING AND ZONING**

COMMISSION, ON FIRST READING AND POSTPONE THE SECOND READING TO APRIL 18, 2023.

RESULT: MOTION PASSED 7-0.

B. Approve the second reading of an ordinance to approve a conditional use permit to allow a Lodging – Short-Term Rental use at 10875 Allen Way - Case No. PZ 2023-05; Parkville Golf Lodge, LLC, applicant

Mayor Katerndahl stated the first reading was presented on March 21. No additional information was presented.

Discussion focused on review of the application and revocation of conditional use permits. Community Development Director Stephen Lachky said the permit would be reviewed annually by staff, including complaints that were received and violations that were issued. Conditions of revocation were included in Parkville Municipal Code Section 405.040.

Chris Musgrave, 10920 Allen Way, spoke in opposition.

Applicant Dale Brouk, 11725 Ballymore Court, stated there was a legal agreement stating they had to provide restrooms and water as part of a long-term arrangement.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WYLIE TO APPROVE BILL NO. 3245, AN ORDINANCE APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT TO ALLOW A LODGING – SHORT-TERM RENTAL USE AT 10875 ALLEN WAY IN PARKVILLE, MISSOURI, SUBJECT TO CONDITIONS RECOMMENDED BY THE PLANNING AND ZONING COMMISSION, ON SECOND READING TO BECOME ORDINANCE NO. 3180.

RESULT: MOTION PASSED 5-2.

AYES: PHILIP WASSMER, BRIAN T. WHITLEY, STEPHEN MELTON, GREG PLUMB, MICHAEL LEE

NOES: BOB BENNETT, DOUGLAS WYLIE

ABSTAIN: NONE

C. Approve the second reading of an ordinance to amend Parkville Municipal Code Section 405.020, Table 405-2 to allow Education – Neighborhood School (<10 acres) uses in the “R-4” Mixed-Density Residential district as a permitted use and to allow Education – Campus (>10 acres) uses in the “R-4” district as a conditional use, subject to the discretionary review process in Section 403.050

Mayor Katerndahl said the first reading was presented on March 21. No additional information was presented.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WYLIE TO APPROVE BILL NO. 3246, AN ORDINANCE

AMENDING PARKVILLE MUNICIPAL CODE SECTION 405.020, TABLE 405-2 ALLOWING EDUCATION - NEIGHBORHOOD SCHOOL (<10 ACRES) UNES IN THE "R-4" MIXED-DENSITY RESIDENTIAL DISTRICT AS A PERMITTED USE AND ALLOWING EDUCATION - CAMPUS (>10 ACRES) USES IN THE R-4 DISTRICT AS A CONDITIONAL USE, ON SECOND READING TO BECOME ORDINANCE NO. 3181.

RESULT: MOTION PASSED 7-0.

AYES: PHILIP WASSMER, BRIAN T. WHITLEY, BOB BENNETT, DOUGLAS WYLIE, STEPHEN MELTON, GREG PLUMB, MICHAEL LEE

NOES: NONE

ABSTAIN: NONE

D. Approve the second reading of an ordinance to approve a conditional use permit for the construction of a new wireless communication tower on property owned by Park University - Case No PZ 2023-06; New Cingular Wireless PCS, LLC, applicant

Mayor Katerndahl said the first reading was presented on March 21. No additional information was presented.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WYLIE TO APPROVE BILL NO. 3249, AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR THE CONSTRUCTION OF A NEW WIRELESS COMMUNICATION TOWER ON PROPERTY OWNED BY PARK UNIVERSITY, SUBJECT TO CONDITIONS RECOMMENDED BY THE PLANNING AND ZONING COMMISSION, ON SECOND READING TO BECOME ORDINANCE NO. 3182.

RESULT: MOTION PASSED 7-0.

AYES: PHILIP WASSMER, BRIAN T. WHITLEY, BOB BENNETT, DOUGLAS WYLIE, STEPHEN MELTON, GREG PLUMB, MICHAEL LEE

NOES: NONE

ABSTAIN: NONE

5. STAFF UPDATES ON ACTIVITIES

A. Administration

City Administrator Alexa Barton said the Board would hold a strategic planning workshop and leadership retreat on April 24.

B. **Police Department**

D. **Public Works**

1. **Spring Cleanup Event - April 15, 2023**

Public Works Director Dan Harper said that the annual spring cleanup event was scheduled on April 15.

2. **Spring Yard Waste Drop Off - April 17-May 26, 2023**

Harper said the annual spring yard waste drop off would be held April 17 through May 26.

Alderman Lee said he received an e-mail from a constituent with concerns about the condition of the road at the intersection of the northbound exit of I-435 at Highway 45. City Administrator Alexa Barton said staff had conversations with the Missouri Department of Transportation and when traffic reached a certain level they would address the road conditions, which staff would help coordinate.

Alderman Whitley added that there were large potholes on westbound Highway 45 near the intersection.

C. **Community Development**

Community Development Director Stephen Lachky provided an update on the quiet zone discussions, noting that the on-site diagnostic assessment was completed and staff reached out to two firms that specialized in it. One had a contract with Burlington Northern Santa Fe Railroad and would not be able to assist because there was a conflict of interest. He said the other firm worked on the designs for the cities of Lenexa and Merriam and would provide estimated costs for the design, components and construction.

E. **Parks & Recreation**

Parks and Recreation Director Brittanie Propes said the Easter Bunny would be at Barkville on April 8 to take pictures.

1. **Arbor Day Tree Planting Celebration - New Date**

She said the date for the Arbor Day tree planting ceremony would be changing due to the strategic planning workshop and leadership retreat.

2. **Parkville Nature Sanctuary Earth Day Work Day - April 15**

She said a volunteer Earth Day Work Day event was scheduled on April 15.

Propes also provided an update on the status of the landscaping in Pocket Park.

6. MAYOR, BOARD OF ALDERMEN & COMMITTEE REPORTS & MISCELLANEOUS ITEMS

Alderman Whitley said at the March meeting, the Diversity and Inclusion Commission discussed the park survey and citizen's survey and asked if they would include two questions about diversity. City Administrator Alexa Barton said that staff would work with the ETC Institute to find out if the additional questions would adjust the cost of the survey.

Alderman Plumb stated that the Park University Men's Volleyball Team won the Heart of America Conference and were seeded fourth in the national tournament.

City Administrator Alexa Barton requested the Board's consideration to close City Hall on July 3 for Independence Day. The consensus was for staff to move forward with the request.

7. UPCOMING MEETINGS

8. EXECUTIVE SESSION

9. ADJOURN

Mayor Katerndahl declared the meeting adjourned at 7:58 p.m.

The minutes for April 4, 2023, having been read and considered by the Board of Aldermen, and having been found to be correct as written, were approved on this the eighteenth day of April 2023.

Submitted by:

Melissa McChesney
City Clerk Melissa McChesney

